



12 Inch Road

Offers Over £85,000

Kelso, TD5 7BU



2 bed

1 public

1 bath



An Excellent Project In The Heart Of Kelso;  
Two Bedroom Maisonette With Good Garden  
Grounds And Presenting Exciting Opportunities  
To Renovate

Lounge, Kitchen, Two Bedrooms And Shower  
Room





A spacious two bedrooms first and upper floor maisonette offering an exciting opportunity for buyers seeking a project to upgrade and modernise. Situated in a popular area of Kelso, the accommodation comprises a bright living area, kitchen and downstairs bathroom, with two generous bedrooms on the upper level.

While the property requires full modernisation throughout, it offers excellent potential for investors or anyone looking to create a bespoke home. Externally, a good sized garden sits to the rear with access to plentiful on street parking

## LOCATION

Kelso, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. Notable features are the 12th Century Abbey, the Flemish style cobbled square, Floors Castle and the old bridge across the Tweed. The town has good educational and sporting facilities and many quality shops. The area has much to offer those interested in country pursuits with fishing on the Tweed and is an increasingly sought after location within the Borders.

## HIGHLIGHTS

- Two good sized bedrooms
- Spacious Living Area
- Private Garden
- Popular Residential Area
- Full Modernisation Required – Ideal Project

## ACCOMMODATION SUMMARY

Lounge, Kitchen, Shower Room and Two Bedrooms

## SERVICES

Mains electricity, water and drainage. Electric heating. Largely double glazed.

## ADDITIONAL INFORMATION

The sale shall include all kitchen fittings, bathroom fittings and light fittings.

## COUNCIL TAX

Band A

## ENERGY EFFICIENCY

Rating F

## TENURE

Freehold

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## PRICE & MARKETING POLICY

Offers over £85,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.